

To: Participants, Staff Work Group on Urban Water Use Measurement
From: Eric Poncelet, CONCUR
Date: October 9, 2003
Re: Proposed Revisions to Draft Definition of Appropriate Urban Water Use Measurement (prepared by Ed Osann, October 5, 2003)

Based on discussions during the September 17, 2003 Urban Water Use Measurement Staff Work Group meeting, Ed Osann has developed the following proposed requirements for landscaping and multi-family housing water use measurement (proposed language shown in italics).

II. B. Urban water purveyor customer water uses

Appropriate measurement of urban water purveyor customer water uses requires the following:

- a) Use of suitable water meters
- b) *Use of dedicated water meters for irrigated ornamental landscapes. Dedicated landscape meters should be required in all newly constructed irrigated landscapes (or major landscape renovations) of 10,000 square feet or more, except for a landscape located within a parcel that is occupied by a single-family residential dwelling. Dedicated landscape meters should be required for all existing irrigated landscapes of one acre or more within five years.*
- c) *Submetering of individual units in multifamily housing is the preferred form of utility bill allocation to individual tenants. Owners of existing multi-family housing properties that seek to operate a utility bill allocation system should install individual water measurement devices in each dwelling unit for billing each occupied unit based upon measured water use. After three years, all newly constructed multifamily housing should be built to contain sufficient water measurement devices to measure water use in each occupied unit for purposes of utility bill allocation.*
- d) Customer meters should be read
- e) Customer meters should be sized
- f) Customer measurement data

Justification of Definition:

[insert after paragraph 8.]

9. A large fraction of California's urban water supply -- from 20 to 40 %, depending on annual conditions -- is used for ornamental landscaping. Once used, much of this water is lost to evaporation and plant transpiration, and is no longer available for capture and reuse downstream. Dedicated landscape metering is widely recognized as good practice within the landscape industry. It is virtually impossible to maintain efficient levels of landscape water use without regular analysis of water consumption data. Additionally, the use of metered water consumption for billing purposes provides the appropriate incentive for property owners to maintain the efficiency of their landscapes. The Model Water Efficient Landscape Ordinance, issued by DWR in 1993 pursuant to AB 325 (1990), has long encouraged installation of dedicated landscape meters, as does BMP 5 ("Large Landscape Conservation Programs and Incentives") under the Memorandum of Understanding Regarding Urban Water Conservation in California.

10. Some 30% of Californians live in multi-family rental units, mobile home rental communities, or condominiums and few of them receive any effective price signal for their

water and wastewater service consumption. Some landlords are already finding it in their own economic interest to charge tenants separately for water and sewer service, but some attempt to do this with flat allocation systems, rather than with unit-by-unit measurement, known as submetering. The state of Texas now requires the submetering of all newly constructed multi-family residences. The US Environmental Protection Agency is also taking steps to accommodate and encourage multi-family submetering in its administration of the Safe Drinking Water Act. For all the reasons cited in support of metered service connections for single-family residences, multi-family submetering will also promote fairness and efficiency in water billing and water use. Standards for the accuracy and proper installation of submeters, as well as a code of fair billing practices, should be maintained by the State.